



Investment  
Properties  
Corporation

CLASS A OFFICE  
FOR LEASE

# Collier Place I & II

South of Creech Road on Tamiami Trail North

3001-3003 Tamiami Trail North | Naples FL 34103



Fully improved Class A office space on U.S. 41 with covered parking available, some suites are fully furnished.

click  
here! →



Google  
Maps

**CONTACT (239) 261-3400**

Patrick Fraley, ext. 118, [patrick@ipcn Naples.com](mailto:patrick@ipcn Naples.com)

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcn Naples.com](http://www.ipcn Naples.com)  
Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Investment  
Properties  
Corporation**

**Collier Place I**

📍 South of Creech Road on Tamiami Trail North

3003 Tamiami Trail North | Naples FL 34103

# AVAILABILITY

## COLLIER PLACE I - BUILDING 3003

<u>SUITE</u>	<u>SIZE</u>	<u>RENT PSF/YR</u>	<u>EST. CAM PSF/YR</u>	<u>AVAILABLE</u>
201	1,945	\$32	\$11.80	10/1/2026
210	1,601	\$32	\$11.80	4/1/2026

*CAM includes taxes, insurance, electric, water, sewer, & lightbulbs*





**Investment  
Properties  
Corporation**

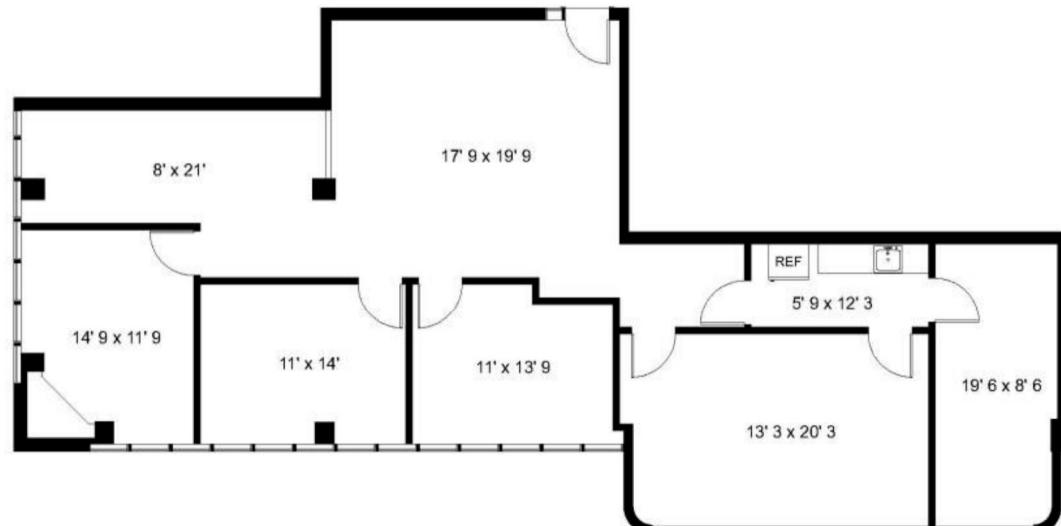
# Collier Place I

South of Creech Road on Tamiami Trail North

3003 Tamiami Trail North | Naples FL 34103

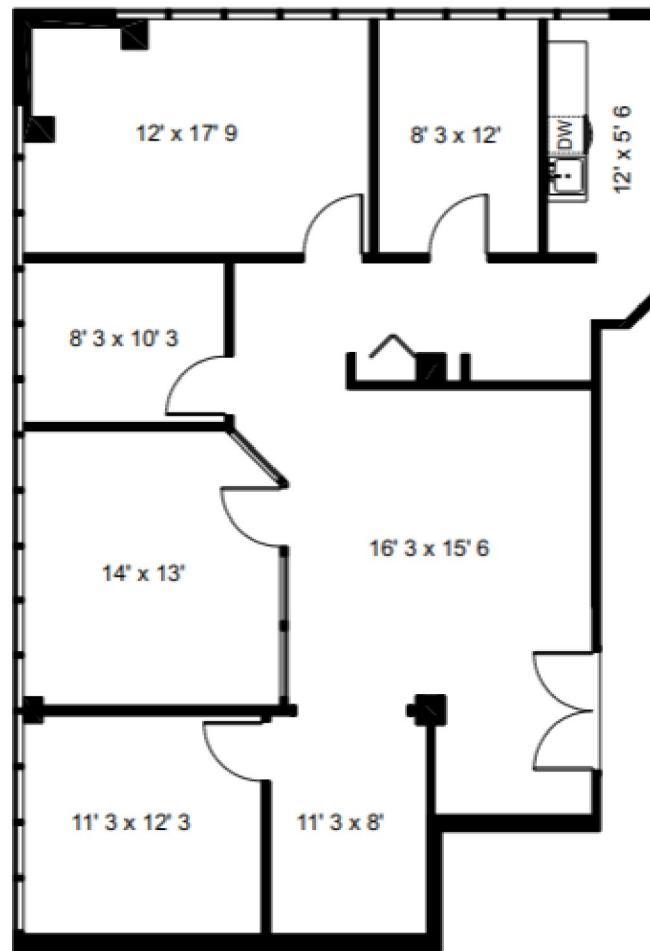
## FLOOR PLAN

Suite 201:  
1,945 SF



## FLOOR PLAN

Suite 210:  
1,601 SF



Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Investment  
Properties  
Corporation**

**Collier Place II**

South of Creech Road on Tamiami Trail North

3001 Tamiami Trail North | Naples FL 34103

# AVAILABILITY

## COLLIER PLACE II - BUILDING 3001

<u>SUITE</u>	<u>SIZE</u>	<u>RENT PSF/YR</u>	<u>EST. CAM PSF/YR</u>
100	4,071	\$45	\$11.80

*CAM includes taxes, insurance, electric, water, sewer, & lightbulbs*





**Investment  
Properties  
Corporation**

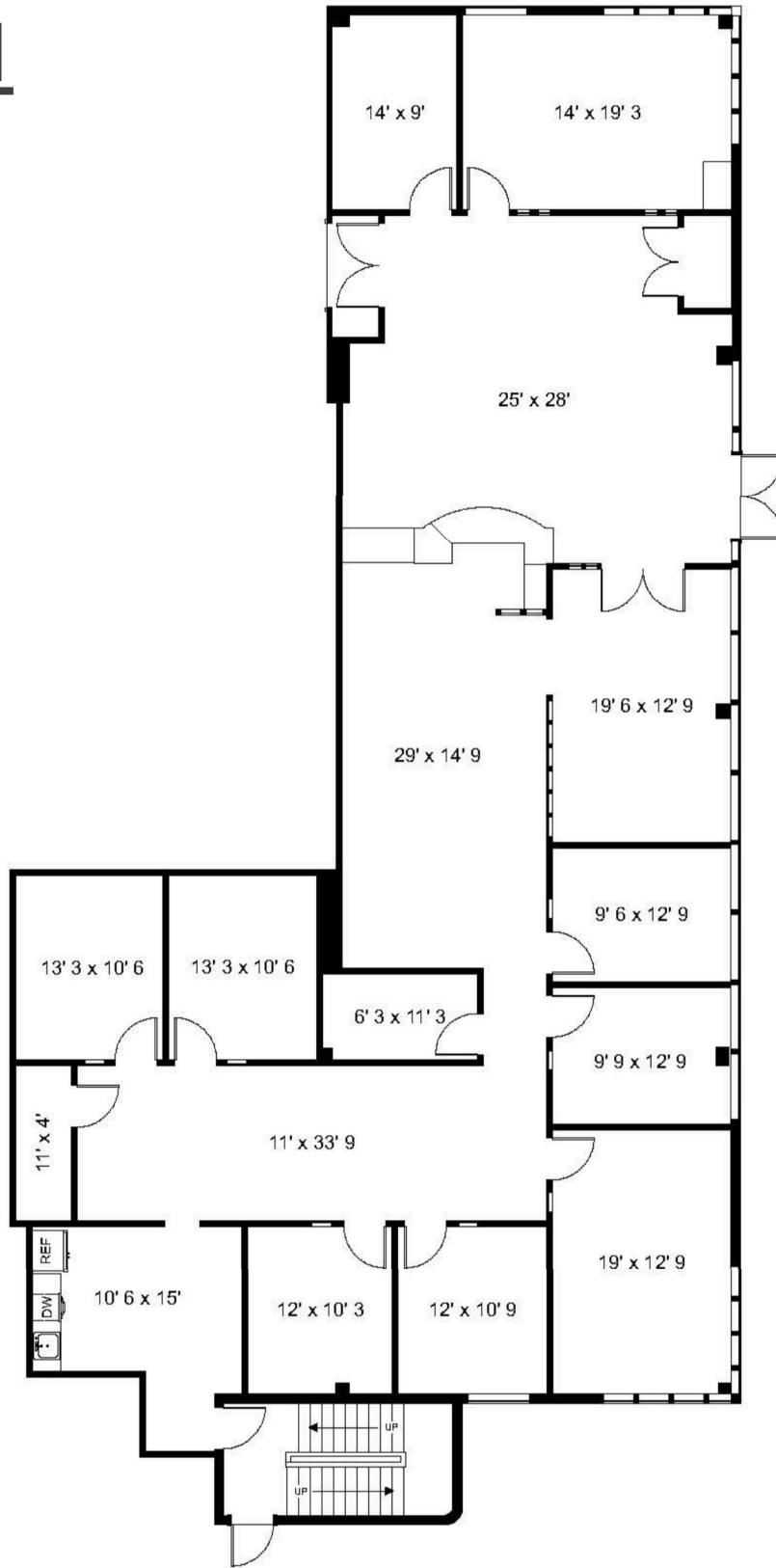
# Collier Place II

South of Creech Road on Tamiami Trail North

3001 Tamiami Trail North | Naples FL 34103

# FLOOR PLAN

**Suite 100:**  
**4,071 SF**



Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcn Naples.com](http://www.ipcn Naples.com)

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Investment  
Properties  
Corporation**

# Collier Place II

📍 South of Creech Road on Tamiami Trail North

3001 Tamiami Trail North | Naples FL 34103

## INTERIOR PHOTOS



Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcn Naples.com](http://www.ipcn Naples.com)

Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



**Investment  
Properties  
Corporation**

## WATERSIDESHOPS



WHBM



MaxMara



free people

chico's



**AMENITY RICH LOCATION  
FOR EMPLOYEES**



Bank of America



Marshalls

West Marine



PGA TOUR  
SUPERSTORE

Office  
DEPOT

PET SUPERMARKET

click  
here!

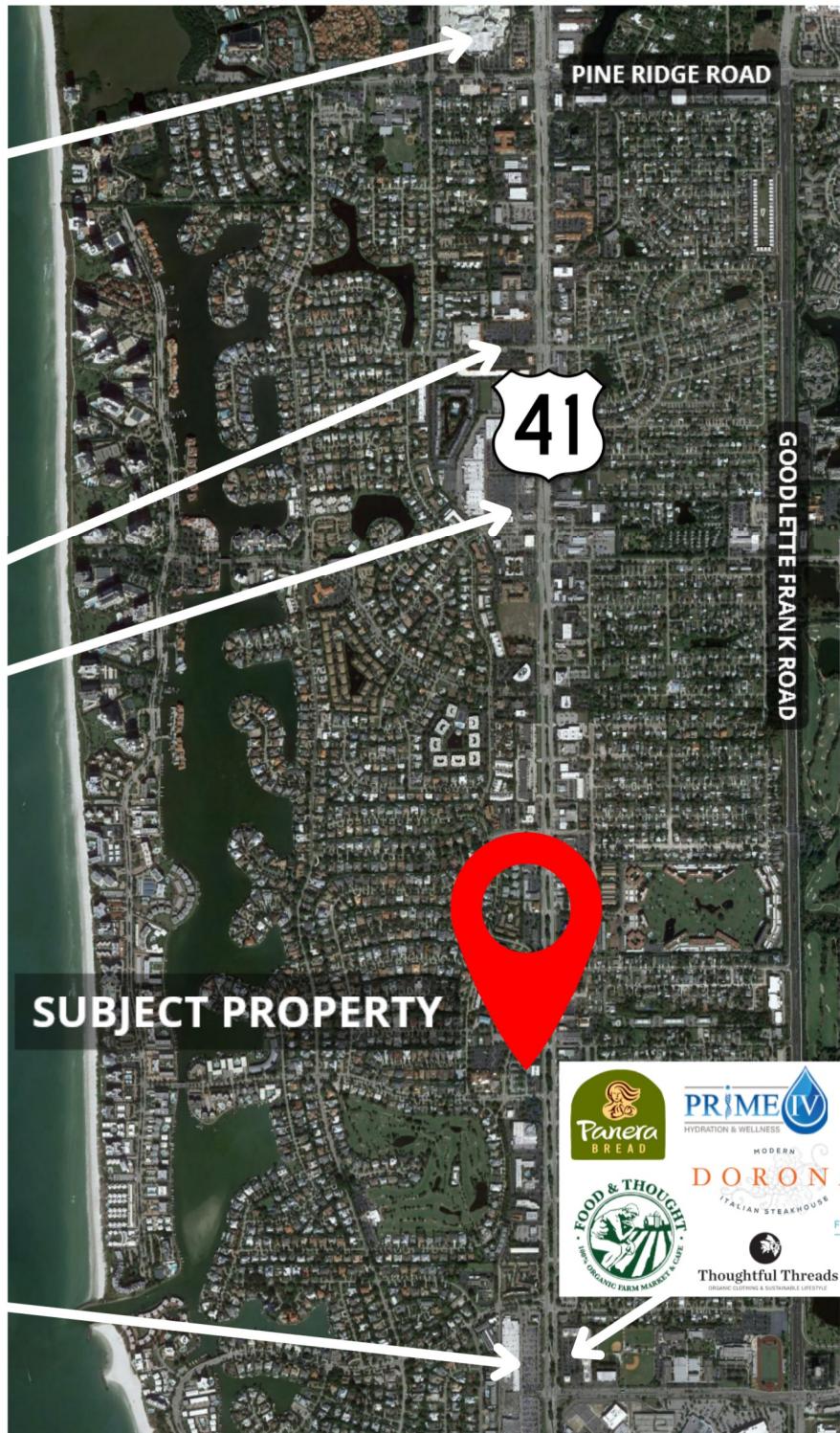


Google  
Maps

# Collier Place I & II

South of Creech Road on Tamiami Trail North

3001-3003 Tamiami Trail North | Naples FL 34103



### DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,950	33,165	89,975
EST. AVG. HOUSEHOLD INCOME	\$256,515	\$234,720	\$185,864
2024 DAILY TRAFFIC COUNT			41,500 cars daily